

**THE GREATER HARRODSBURG/MERCER COUNTY
PLANNING AND ZONING COMMISSION**

109 Short Street
Harrodsburg, Kentucky 40330
(859)-734-6066

Date: May 8, 2006

Time: 5:30pm

MINUTES

1. Chairman Upchurch called the meeting to order:

A. Roll Call of Commission Members:

Commissioners Present:

Robert Lewis
Bob Upchurch
Rosetta Johnson
Boone Logan
Bill Randolph

Staff Present:

David Patrick, Attorney
Shawn Moore, Exec. Director
Jane Campbell, Adm. Assistant

B. Previous minutes of April 10, 2006.

A motion was made by Commissioner Johnson and seconded by Commissioner Logan to approve the minutes of April 10, 2006 as submitted. All commissioners voted in the affirmative. Motion carried.

2. Old Business: None

3. New Business:

Consent Agenda (Minor Plats)

- 1. Minor Plat – Campbell Heights** – submitted by Estes Engineering on behalf of Earl Campbell for the purpose of off-conveying 5 tracts totaling 13.042 acres from the property located on Shawnee Run Road in Mercer County, Kentucky. The zoning map indicates this property is zoned A-1 (Agricultural). A motion was made by Commissioner Lewis and seconded by Commissioner Randolph to approve the plat as submitted. Roll call vote was unanimous. Motion carried.

Major Plats

2. **Final Plat – Farmers National Bank** – submitted by Estes Engineering on behalf of Farmers National Bank for the purpose of combining properties of Farmers National Bank and re-divide into tracts A & B. The property is located on 774 & 776 College Street in Harrodsburg, Kentucky. The zoning map indicates this property is zoned B-2 (General Business). A motion was made by Commissioner Logan and seconded by Commissioner Randolph to approve the plat as submitted. Roll call vote was unanimous. Motion carried.
3. **Site Plan – Farmers National Bank** – submitted by Estes Engineering on behalf of Farmers National Bank. The purpose of this plat is to identify and gain approval of the commercial development site of a 7,500 sq. ft. building. The property is located on 776 South College Street in Harrodsburg, KY. The zoning map indicates this property is zoned B-2 (General Business). A motion was made by Commissioner Logan and seconded by Commissioner Johnson to approve the plat as submitted. Roll call vote was unanimous. Motion carried.
4. **Final Plat Amendment – Highland Addition** – submitted by DPS Land Surveying for the purpose of obtaining a variance on the front setback and minimum lot size for lot 71 of the Highland Addition located on Tabler Avenue in Harrodsburg, Kentucky. The zoning map indicates this property is zoned R-2 (High-Density Residential). The Board of Adjustments and Appeals approved the variance contingent upon approval of the plat amendment by the Commission. A motion was made by Commissioner Randolph and seconded by Commissioner Logan to approve the plat as submitted. Roll call vote was unanimous. Motion carried.
5. **Final Plat – Cherry Tree Plaza – Phase II** – submitted by AGE Engineering for the purpose of creating 2 lots of Cherry Tree Plaza and also to dedicate Blossom Lane in Harrodsburg, Kentucky. The zoning map indicates this property is zoned B-3 (Central Business District). A motion was made by Commissioner Lewis and seconded by Commissioner Johnson to approve the plat as submitted contingent upon Pinehurst Lane being renamed back to Blossom Lane. Roll call vote was unanimous. Motion carried.
6. **Preliminary Plat – Harrods Glen** – submitted by AGE Engineering for the purpose of gaining preliminary approval of 92 single & multi-family lots of Harrods Glen located on Blossom Lane in Harrodsburg, Kentucky. The zoning map indicates this property is zoned R-2 (High-Density Residential). A motion was made by Commissioner Randolph and

seconded by Commissioner Logan to approve the plat as submitted contingent upon the clarification of the road name. Roll call vote was unanimous. Motion carried.

7. Site Plan – CVS Pharmacy – submitted by Philip Gilbert on behalf of CVS Pharmacy. The purpose of this plat is to identify the commercial development site and gain approval for the construction of an 11,945 sq. ft. pharmacy. The property is located on Mooreland Avenue and College Street in Harrodsburg, Kentucky. The zoning map indicates this property is zoned B-2 (General Business). A motion was made by Commissioner Logan and seconded by Commissioner Randolph to table this item for a special called meeting on May 30, 2006 at 5:30 pm per the request of the developer for CVS Pharmacy, Gary Joy. Roll call vote was unanimous. Motion carried.

8. Site Plan Amendment #1 – Carpenter’s Christian Church – submitted by Carpenter’s Christian Church for the purpose of showing a proposed 6025 sq. ft. addition to the church. The property is located on the US 127 By-Pass in Harrodsburg, KY. The zoning map indicates this property is zoned B-2 (General Business). A motion was made by Commissioner Johnson and seconded by Commissioner Logan to approve the plat as submitted contingent upon the plat being carried over to The Board of Adjustments and Appeals for a 7 ¾” variance for a setback violation. Roll call vote was unanimous. Motion carried.

4. COMMUNICATION-BILLS-PERSONNEL:

1. Treasurers Report – Financial Statement (April 2006)

A motion was made by Commissioner Logan and seconded by Commissioner Randolph to accept the April 2006 commission’s financial statement. Motion unanimously carried.

2. List of Unpaid Bills – A list of unpaid bills was presented to the commission for approval. A motion to pay the bills was made by Commissioner Logan and seconded by Commissioner Lewis. Motion unanimously carried.

3. Executive Director’s Report

a) Appointment of Nominating Committee for FY2006-07 Officers – Chairman Upchurch appointed the following as the FY2006-07 Nominating Committee: Chairman Bobby Upchurch, Commissioner Rosetta Johnson and Commissioner Bob Lewis.

b) Voice Mail Add-On for Telephone System – Executive Director, Shawn Moore presented to the commission a proposal for a voice mail add-on for the office telephone system to further enhance

communication with the public. A motion was made by Commissioner Logan and seconded by Commissioner Johnson to accept the proposal of the voice mail add-on not to exceed \$1000.00. Motion carried unanimously.

- c) **FY2006-07 Meeting Schedule** – Shawn Moore gave the commission an updated meeting schedule for the upcoming fiscal year. A motion was made by Commissioner Lewis and seconded by Commissioner Randolph to accept the new meeting schedule for FY2006-07. Motion carried unanimously.
- d) **Reminder on Upcoming Training in Lexington, KY** – Shawn Moore reminded the commission of the upcoming training which will take place on May 23, 2006 from 9am-4:30pm.
- e) **Reminders on Upcoming Meetings** – Shawn Moore informed the commission of the following meetings: TRB – May 11, 2006 @ 3:00 pm, Board of Adjustments & Appeals – May 11, 2006 @ 4:30pm, Special Called Planning & Zoning Meeting for CVS – May 30, 2006 @ 5:30pm.
- f) **Executive Director Out of Office Reminder** – Shawn Moore informed the commission that he will be out of the Zoning Office May 11 – 15, 2006.
- g) **Ky. Gov. Website Update** – Shawn Moore informed the commission of the progress and updated information for the Ky. Gov. Website. He also noted that the website is of no cost for the planning commission.

- 4. **Attorney's Report – David Patrick** – Attorney Patrick informed the commission that an executive session was needed for the purpose of litigation discussion.
- 5. **Executive Session** – A motion was made by Commissioner Logan and seconded by Commissioner Lewis to go into executive session for the purpose of discussing litigation. Motion unanimously carried.

A motion was made by Commissioner Logan and seconded by Commissioner Randolph to come out of executive session. Motion unanimously carried. No action was taken from executive session.

With no further business before the commission, a motion was made by Commissioner Logan and seconded by Commissioner Lewis to adjourn the meeting. Motion unanimously carried. The meeting adjourned at 6:51 pm.